

**MASON
YOUNG**
PROPERTY CONSULTANTS

FOR SALE

**GROUND FLOOR RETAIL UNIT WITH THREE
BEDROOM RESIDENTIAL FLAT ABOVE**



**54 HIGH STREET, SMETHWICK, WEST MIDLANDS
B66 1DS**

1,413 SQ FT (131.2 SQ M)

- MAIN ROAD FRONTAGE
- FREEHOLD AVAILABLE
- THREE STOREY PREMISES
- SELF CONTAINED

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
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LOCATION

The property fronts on the main High Street in Smethwick within a parade of shops occupied by other local independent retailers. The High Street Smethwick provides a variety of retailers. The property benefits from good transport links such as Smethwick Rolfe Street station is approximately 0.5 miles away from the premises. Birmingham City Centre is approximately 3.9 miles away via the A457 (Soho Way).

DESCRIPTION

The premises comprise a three storey mid-terraced retail unit of brick-built construction surmounted by a pitched tiled roof. Internally the retail accommodation benefits from plastered and painted walls with laminate floor, CCTV, fluorescent strip lighting and a glazed shop front. The premises can be accessed by an electric roller shutter to the front. The upper floors consist of bedrooms, lounge, kitchen and a family bathroom.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	597	55.5
First Floor	519	48.2
Second Floor	296	27.5
TOTAL	1,413	131.2

PLANNING

Interested parties should contact Sandwell Metropolitan Borough Council on 0121 569 5055.

SERVICES

We are advised all main services are connected to include mains gas, water and electricity.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

TENURE/RENT

The Freehold interest is available at a quoting price of £365,000.

BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £4,950. Rates payable will be in the region of £2,470.05 per annum.

Interested parties are advised to make their own enquiries to Sandwell Metropolitan Borough Council on 0121 368 1155

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

VAT

We understand that the property is not elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

CONTACT DETAILS

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